086.0	0002	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,105,100	/	1,105,100
USE VALUE:	1,105,100	/	1,105,100
ASSESSED:	1,105,100	/	1,105,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZACHER ROBERT A/ETAL
Owner 2:	ZACHER MARIEKE W
Owner 3:	
Street 1:	100 MADISON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2011, having primarily Wood Shingle Exterior and 3098 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	649,600	4,000	451,500	1,105,100
Total Card	0.172	649,600	4,000	451,500	1,105,100
Total Parcel	0.172	649,600	4,000	451,500	1,105,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.77 | /Parcel: 356.77

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 54390
GIS Ref:
GIS Ref:
Insp Date: 07/19/18

!7013!

PREVIOUS ASSESSMENT

Parcel ID: 086.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	649,600	4000	7,500.	451,500	1,105,100		Year end	12/23/2021
2021	101	FV	628,700	4000	7,500.	451,500	1,084,200		Year End Roll	12/10/2020
2020	101	FV	628,400	4000	7,500.	451,500	1,083,900	1,083,900	Year End Roll	12/18/2019
2019	101	FV	508,300	4000	7,500.	445,100	957,400	957,400	Year End Roll	1/3/2019
2018	101	FV	507,100	4000	7,500.	341,900	853,000	853,000	Year End Roll	12/20/2017
2017	101	FV	507,100	4000	7,500.	322,500	833,600	833,600	Year End Roll	1/3/2017
2016	101	FV	507,100	4000	7,500.	296,700	807,800	807,800	Year End	1/4/2016
2015	101	FV	501,200	4000	7,500.	277,400	782,600	782,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:51:58

LAST REV

Date	Time
07/30/18	10:32:19
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 7013

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERGSTROM RONAL	26263-291		4/26/1996		159,000	No	No	Y	

USER DEFINED

Prior Id # 1:	54390
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/14/2013	195	Solar Pa	41,678					
9/30/2011	1225	Heat App	53,890					GEOTHERMAL HTG & C
1/28/2011	56	New Buil	348,225	C				&DEMO EXISTG HOME

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	PH	Patrick H
7/12/2012	Measured	BR	B Rossignol
5/16/2012	Info Fm Prmt	BR	B Rossignol
12/19/2008	Meas/Inspect	163	PATRIOT
1/19/2000	Meas/Inspect	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	6									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 451,500	Spl Credit	Total: 451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2011	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	10 - Geothermal		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	4.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.9	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07304597
Const Adj.:	1.09988999
Adj $ / SQ:	153.430
Other Features:	89618
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	683075
Depreciation:	33471
Depreciated Total:	649605

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB

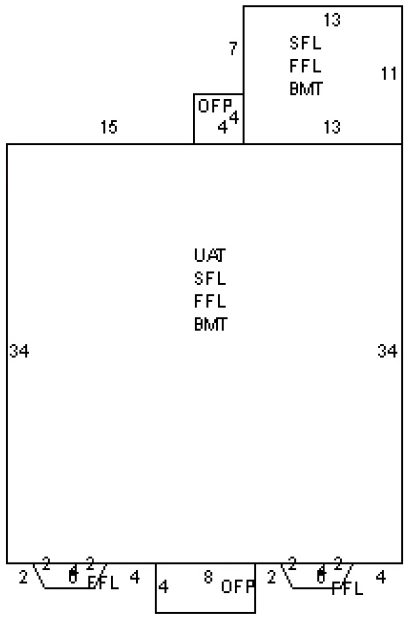
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	185.65
Special Features:	0	Val/Su Net:	161.07
Final Total:	649600	Val/Su SzAd	261.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,251	153.430	191,941
BMT	Basement	1,231	60.990	75,077
SFL	Second Floor	1,231	153.430	188,873
UAT	Upper Attic	272	61.370	16,693
OFP	Open Porch	48	48.400	2,323
	Net Sketched Area:	4,033	Total:	474,907
Size Ad	2482	Gross Area	4849	FinArea 3098

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

086.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	AV	1948	23.93	T	40	101			4,000			4,000

More: N | Total Yard Items: 4,000 | Total Special Featues: | Total: 4,000

IMAGE

AssessPro Patriot Properties, Inc